

5015 Marian Road NE
Calgary, Alberta

MLS # A2242564



\$599,500

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,115 sq.ft.	Age:	1969 (56 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Asphalt, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: Second Refrigerator, Second Electric Stove, Hood Fan, Second Garage Door Opener.

Renovated & ready for an immediate possession, MOVE IN THIS SUMMER! Welcome home to 5015 Marian Road, a tastefully renovated home offering quality living space and ample parking for the large family. Located on a quiet street this home is close proximity to multiple schools, transit, shopping, and the highways. As you walk in the front door one can't help but notice the great energy thanks to the bright pot-lights, fresh paint, and new vinyl plank flooring throughout. The kitchen boasts stainless appliances, quartz countertops, interlaced tile backsplash, and a pantry perfect for the family. Boasting 3 bedrooms plus a renovated bathroom with quartz countertop and undermount sink. This home offers a separate rear entrance to the illegal basement suite which has also been substantially renovated. it features new cabinetry, lighting, quartz countertops, a new bathroom, new doors, and a wood burning fireplace. You will notice the ample parking this home offers, thanks to the side driveway leading to the rear double detached garage. For added convenience the garage offers vehicle access from both the front and the back alley. With the furnace just cleaned and serviced, this home is ready for its next proud owner, book a private tour with your favorite Realtor and see this home today.